

(for the principal sum loaned) payable on date therein specified (or in partial payments prior to maturity in accordance with the stipulation therein) with interest from date, until paid at the rate therein specified; interest until maturity being evidenced by interest coupon notes of even date, which draw ten per cent per annum after maturity, payable annually until paid.

The parties of the first part hereby covenant and agree with the party of the second part as follows.

FIRST: The parties of the first part do hereby release, relinquish and waive all rights or claims of homestead exemption and do hereby include such rights or claim in this mortgage.

SECOND:- To pay all taxes assessments and charges of every character which are now due ~~on~~ which ~~may~~ ^{may} hereafter ^{become} liens on said real estate; to pay all taxes assessed against said second party on the note or debt secured hereby before the same become delinquent, and to deliver to the second party receipts for the payment thereof. if not paid the holder of this mortgage may elect to pay such taxes ^{and} or assessments and be entitled to interest on the same at the rate of 10 per centum per annum and this mortgage shall stand as security for the amount so paid with interest.

Third:- To keep all buildings, fences and other improvements on said real estate in as good repair and condition as the same are in at this date, and shall permit no waste and especially no cutting of timber, except for the making and repairing of fences on the place and such as shall be necessary for firewood for the use of the grantors family.

FOURTH:- To keep the buildings on the premises insured in some responsible joint-stock company, approved by the party of the second part, for the insurable value thereof, with the second party's form of assignment attached, making said insurance payable in case of loss to the party of the second part, as its interest may appear and deliver the policies and renewal receipts therefor to the mortgagee herein. In case of the failure to keep said buildings so insured, the holder of this mortgage may effect such insurance and the amount so paid shall be collectible with the notes herein, with interest at 10 per centum per annum, and this mortgage shall stand as security therefor.

FIFTH:- They further agree, that if any of said notes shall not be paid or there is failure to pay any notes given as evidence of interest on any extension of the time of payment of the debt herein secured, when the same shall be due, or to conform to or comply with any of the foregoing covenants or agreements, the whole sum of money herein secured shall thereupon become due and payable at the option of the second party, without notice and this mortgage may be foreclosed.

SIXTH:- To waive, and they do hereby waive all benefits of stay, valuation or appraisal laws of the State of Oklahoma.

SEVENTH:- In case of foreclosure proceedings, the plaintiff shall be at once entitled to the appointment of a Receiver to take charge of the mortgaged premises and pay the net proceeds to the plaintiff, and upon the institution of such proceedings, the plaintiff shall be entitled to a reasonable attorney's fee, to be secured hereby. The party of the second part shall also be entitled to a reasonable attorney's fee and all costs incurred in any suit to which it is a party, involving the within property in any manner.

The foregoing covenants and conditions being kept and performed, this conveyance to be void and this mortgage to be released at the expense of the said parties of the first part, ~~and~~ and release to be recorded at the cost of the said parties of the first part; otherwise to continue in force and effect.

IN TESTIMONY WHEREOF, the said parties of the first part, have hereunto set their